



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

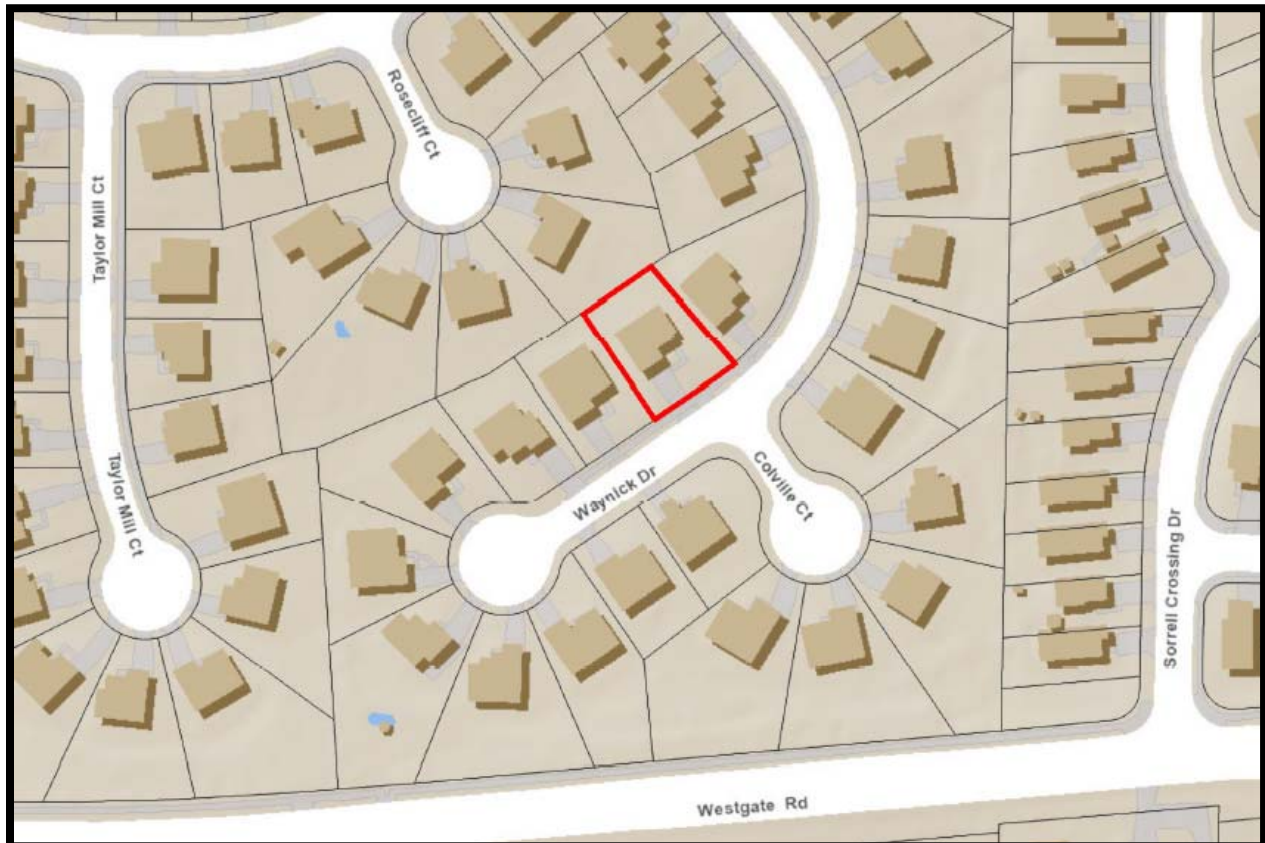
Case File: A-71-16

Property Address: 8715 Waynick Drive

Property Owner: Joshua and Kristy Blackwell

Project Contact: Joshua Blackwell

Nature of Case: Special Use Permit for Live-Work (clothing and accessory boutique) on a .17 acre property Zoned Residential-6 pursuant to section 6.7.3.E of the Unified Development Ordinance at 8715 Waynick Drive.



8715 Waynick Drive – Location Map

**ADDITIONAL
NOTES:**

There are no additional notes for this plan.

**PREVIOUS
VARIANCES:**

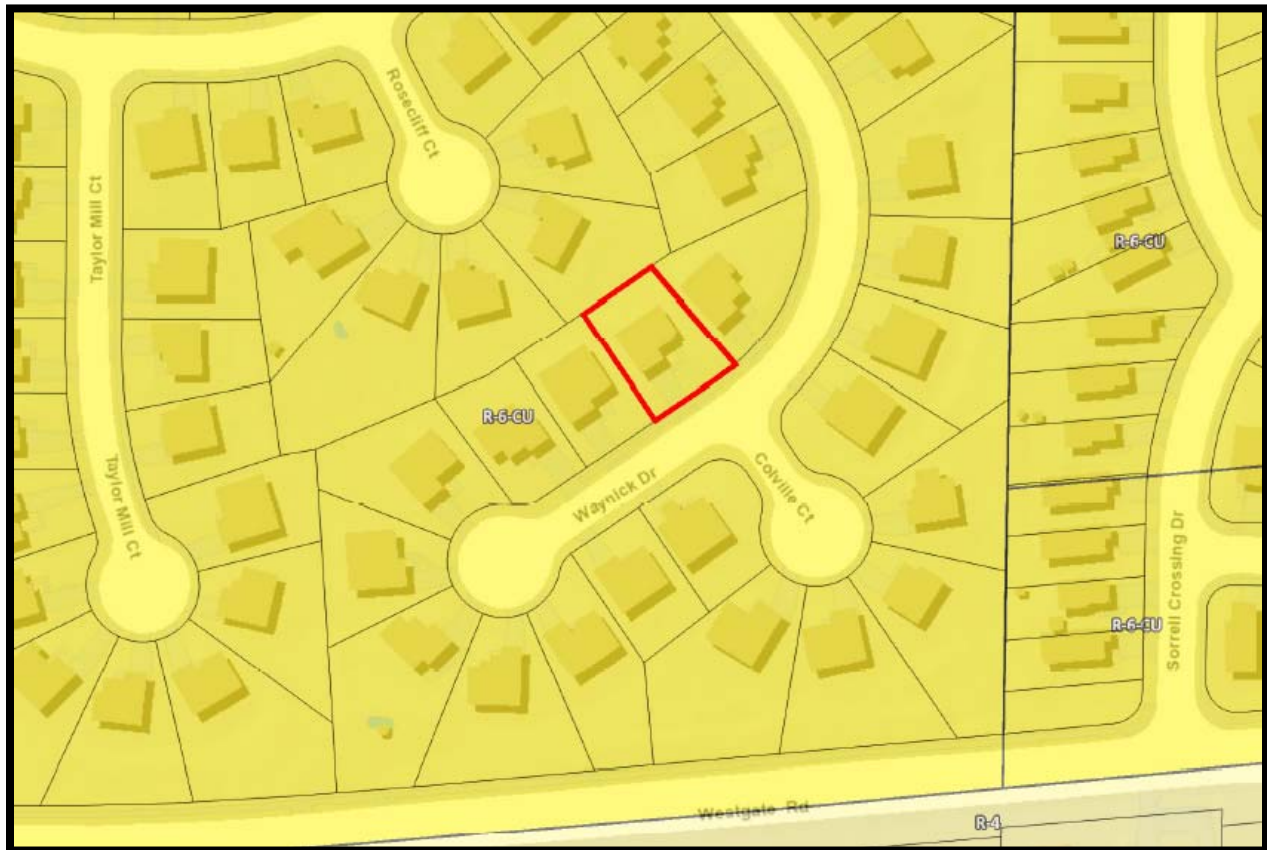
None

To BOA: 6-13-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:**

Residential-6



8715 Waynick Drive – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

USE STANDARDS: Article 6.7.3
Additional Standards for Specific Accessory Uses

E. Live-Work

An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9 is required for a live-work unit.

*Applicant Response: **Yes. 1900 sq ft house and approximately 200 sq ft will be used for Special Use***

2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.

*Applicant Response: **Yes – family residence.***

3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.

*Applicant Response: **No employees.***

4. Work space within the unit may be used as an office, studio, gallery, beauty/hair salon, or for production involving the use of hand tools and small-scale, light equipment.

*Applicant Response: **Office/Boutique.***

5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.

*Applicant Response: **Clothing, jewelry, and accessories will be sold.***

6. No specialty service such as, but not limited to dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.

*Applicant Response: **Never more than 5 customers at a given time. Typically would be 1-2 people for less than 1 hour per week.***

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.

*Applicant Response: **No visible storage of goods. Everything is inside and it is not an advertised space.***

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

*Applicant Response: **No signage. Not a business open to the public. Appts only for friends/family.***

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

*Applicant Response: **No signs.***

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

*Applicant Response: **No production processes happening on premises.***

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

*Applicant Response: **Personal vehicle only – garage kept.***

12. No more than 5 customers are permitted on the premises at any one time.

*Applicant Response: **See #6 – Private shopping is available but is limited to 1-2 customers and this is a rare occurrence.***

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

*Applicant Response: **Standard UPS/USPS/Fedex vehicles that are already delivering in the neighborhood.***

14. One additional on-site parking space is required per live-work unit.

*Applicant Response: **There are a total of 6 spaces available between the driveway and garage.***



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

		OFFICE USE ONLY
Nature of request (Submit addendum on separate sheet, if more space is needed.)		Transaction Number
Application for Live-Work permit		
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.		

GENERAL INFORMATION		
Property Address 8715 Waynick Dr		Date 5/13/16
Property PIN 0778837215	Current Zoning Residential	
Nearest Intersection Waynick Dr and Coleville Ct		Property size (in acres) 0.17
Property Owner Joshua & Kristy Blackwell	Phone 9195994488	Fax
	Email carolinarootsboutique@gmail.com	
Project Contact Person Joshua Blackwell	Phone 9195997900	Fax
	Email shaneb2c@gmail.com	
Property Owner Signature <i>Kristy Blackwell</i>	Email carolinarootsboutique@gmail.com	
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>12th</u> day of <u>May</u> , 2016	<i>Melissa C. Saunders</i> 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

E. Live-Work

- 1** Yes
- 2** Yes- family residence
- 3** No employees
- 4** Office/Boutique
- 5** Clothing, jewelry, and accessories will be sold
- 6** Never more than 5 customers at a given time. Typically would be 1-2 people for less than 1 hour per week
- 7** No visible storage of goods. Everything is inside and it is not an advertised space
- 8** No signage- Not a business open to the public. Appts only for friends/family
- 9** No signs
- 10** No production processes happening on premises.
- 11** Personal vehicle only- garage kept
- 12** See #6- Private shopping is available but is limited to 1-2 customers and is a rare occurrence
- 13** Standard UPS/USPS/Fedex vehicles that are already delivering to the neighborhood
- 14** We have a total of 6 spaces available between the driveway and the garage

Special Use Application

- 5** 1900 sq ft house and approx 200 sq ft will be used for special use

8715 Waynick Dr

As seen in the plot below, there is ample parking. 2 car garage as well as enough room for 4 cars in the driveway.



Street view shows parking availability in addition to street parking pad.




[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0240586** PIN # **0778837215**
[Account Search](#)
Location Address
8715 WAYNICK DRProperty Description
LO151 WYNGATE SUB PH5 BM1997-1974
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner BLACKWELL, KRISTY O & JOSHUA (Use the Deeds link to view any additional owners)		Owner's Mailing Address 8715 WAYNICK DR RALEIGH NC 27617-4779	Property Location Address 8715 WAYNICK DR RALEIGH NC 27617-4779
Administrative Data Old Map # 298-00000-0000 Map/Scale 0778 04 VCS 08RA020 City RALEIGH Fire District Township LEESVILLE Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning CUD R-6 History ID 1 History ID 2 Acreage .17 Permit Date 1/19/2010 Permit # 0000084496		Transfer Information Deed Date 11/3/2010 Book & Page 14143 0531 Revenue Stamps 480.00 Pkg Sale Date 11/3/2010 Pkg Sale Price \$240,000 Land Sale Date 10/30/1998 Land Sale Price \$29,923 Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,722	Assessed Value Land Value Assessed \$90,000 Bldg. Value Assessed \$157,942 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$247,942 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0240586**PIN # **0778837215**Account
SearchLocation Address
8715 WAYNICK DRProperty Description
LO151 WYNGATE SUB PH5 BM1997-1974[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 8715 WAYNICK DR		Building Description 08RA020	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1998 Eff Year 1998	Base Bldg Value \$154,845
Units	1	Addns Remod	Grade B 120%
Heated Area	1,722	Int. Adjust.	Cond % B 85%
Story Height	1.75 Story		Market Adj.
Style	Conventional		Market Adj.
Basement	Crawl Space	Other One Fireplace	Accrued % 85%
Exterior	Aluminum Vinyl	Features	Incomplete Code
Const Type			Card 01 Value \$157,942
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$90,000
Plumbing	2.5 BATH		Total Value Assessed \$247,942

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1T	ALVY/CS	904						
A		GARFR	180	U					
B	H	SFR/G	280	K					
C		DK	120	@					
D		OP	32	R					
E									
F									
G									
H									

<p>Building Sketch</p>		<p>Photograph 12/28/2010</p>	
		<p>0240586 12/28/2010</p>	